

**The Localism Act 2011
Community Right to Bid**

**Application to Nominate
Assets of Community Value**

**LAND - Low Hall Road
Menston**

You will need to complete this application form if you wish to nominate an asset of community value for listing. The responses to the questions in your application will enable the Council to reach a decision about your nomination. In the event that the information you supply is insufficient to make a decision, your application will be rejected.

Before completing this application, **please read** the information about the Assets of Community Value provisions available on the Council website at <http://www.bradford.gov.uk/communityassets>

This information will help you to better understand whether the asset you propose to nominate meets with the definition of an 'asset of community value'. It also provides additional information about your rights to nominate and bid for assets as well as the rights of asset owners.

Your completed application should be sent, by post or email, to:

Assets of Community Value
City of Bradford Metropolitan District Council
Strategic Asset Management
1st Floor Argus Chambers,
Britannia House,
Bradford.
BD1 1HX

Nigel.Gillatt2@bradford.gov.uk.

For information, the table below summarises the assets of community value nominating and bidding process in four simple stages.

Identify an asset for nomination

If an eligible community or voluntary group thinks that a local asset meets the definition of an Asset of Community Value, they can fill in an application form and ask the Council to list the property. If the nomination meets the relevant criteria and is approved by the Council, the asset will be included on the list. The listing will last for a period of five years although the local authority has the ability to remove the asset from the list before the expiry of that period.

The owner wants to sell their asset

If the owner wants to sell their listed asset, they must notify the Council, who will then notify the community group that nominated the asset and publicise the proposed sale to the wider community. If within six weeks an eligible community interest group does not come forward, the owner is free to sell their asset for a period of eighteen months.

A designated community group wants to bid for the asset

If an eligible community interest group *does* express an interest in bidding for the asset, this group or groups will be granted extra time to prepare a business plan and gather the finance needed to purchase the asset. All in all, the time-frame for groups to put together their bids is six months starting from the time the asset owner informs the Council of their intention to sell the asset.

The point at which the asset is to be sold

The six month window of opportunity (known as 'full moratorium') is only for eligible community interest groups to put their business plans together and gather necessary funding. However, the asset owner may dispose of the property to (another) community interest group at a price agreed between the parties during the full moratorium. Once the six month window has expired, the asset owner is free to sell their property to who they want. They are under no obligation to sell the asset to any eligible community interest group or groups who bid to purchase the asset.

Section 1
Details of the land or building(s) that you are nominating

Please provide information which helps to clarify the exact location and extent of the asset being nominated. This could include:

- Where the land is registered, the Land Registry Title Information document and map with boundaries clearly marked in red (less than one month old). Provision of Land Registry information is not essential but it may help us to reach a decision on the nomination more quickly.
- A written description with ordinance survey location, and explaining where the boundaries lie, the approximate size and location of any building/s on the land and details of any roads bordering the site.
- A drawing or sketch map with boundaries clearly marked in red – websites which might help you in plotting boundaries include: <http://maps.google.co.uk>

If the boundary is not clearly defined, you may be required to submit further evidence prior to your nomination application being accepted.

| | |
|--|--|
| Name of Asset | Land – Low Hall Road, Menston |
| Address or location of the asset | Low Hall Road Menston LS29 6DW |
| Description of the asset and its boundaries | Land on which stands Scout HQ, Changing rooms and former lockup garages. Boundaries being Low Hall Road, Menston Park and Menston Hall. As shown on attached Google map |

Section 2
About You

| | |
|-------------------|--|
| Title | |
| First Name | |
| Surname | |
| Address | |
| Post Code | |

| | | |
|--|---|--|
| Telephone number | | |
| Email address | | |
| Your relationship to the nominating organisation | | |
| Section 3 About your Organisation | | |
| Please provide evidence that you are eligible to make a nomination. | | |
| Name of organisation | Menston Parish Council | |
| Organisation type | Place a cross against all those that apply | Registration number of charity and/or company (if applicable) |
| Neighbourhood forum | | |
| Parish Council | X | |
| Charity | | |
| Community interest company | | |
| Unincorporated body | | |
| Company limited by guarantee | | |
| Industrial and provident society | | |
| <p>Number of members registered to vote locally (unincorporated bodies) In the case of an unincorporated body, at least 21 of its individual members must be registered to vote locally. If relevant, please confirm the number of such members and provide the names and addresses of 21 members registered to vote locally. If they are registered to vote in the area of a neighbouring local authority, rather than in Bradford District, please confirm which area that is.</p> | | |

Local connection

Your organisation must have a local connection, which means that its activities are wholly or partly concerned with the administrative area of Bradford Council or a neighbouring local authority. In some cases this will be obvious, e.g. an organisation whose activities are confined to the city. If it is not obvious, please explain what your organisation's local connection is.

Connection is very the local and appropriate, namely the Menston Parish Council in whose Parish the Land stands.

Distribution of surplus funds (*applicable to certain types of organisations only*)

If your organisation is an unincorporated body, a company limited by guarantee, or an industrial and provident society, its rules must provide that any surplus funds are not distributed to members, but are applied wholly or partly for the benefit of the local area (i.e. within the administrative area of Bradford or a neighbouring local authority). If relevant, please confirm that this is the case, and specifically which area this applies to.

Not Applicable

More about your organisation

What are the main aims and activities of your organisation? If your organisation isn't a registered charity or company, please provide evidence of its status such as trust deed, Articles of Association, constitution where appropriate.

The objectives and aims of Menston Parish Council are to preserve and enhance facilities and services for the Parish and the immediate surrounding area and provide the growing need to provide for wellbeing.

Section 4

Owners and others with an interest in the building or land

| | |
|---|---------------------|
| <p>Current owner(s)'s name and address</p> | <p>CBMDC</p> |
|---|---------------------|

| | |
|---|--|
| <p>Current leaseholder(s) name and address</p> | |
| <p>Names and addresses of all current occupants of the land</p> | <p>Presumably will have the address of any of its lessors /tenants.</p> |
| <p>Section 5 Reasons for nomination; why you think the land or building is of community value</p> | |
| <p><i>Please note that the following are not able to be assets of community value:-</i></p> <ul style="list-style-type: none"> • <i>A building wholly used as a residence, together with land “connected with” that residence. This means adjoining land in the same ownership. Land is treated as adjoining if it is separated only by a road, railway, river or canal.</i> • <i>A caravan site.</i> • <i>Operational land. This is generally land belonging to the former utilities and other statutory operators.</i> | |
| <p>Does the use of the asset currently further the social wellbeing or social interests* of the local community, or has it done so in the recent past? If so, how? <i>* These could be cultural, recreational and/or sporting interests – please say which one(s) apply.</i></p> <p><i>Currently the Menston Scouts/Guides have use of the site as their Headquarters and it is critical to the young people of the Parish that this facility is retained, preserved and if possible enhanced.</i></p> | |

How could the building or land be acquired and used in future?

If it is listed as an asset of community value, community interest groups (not limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the building or land, and how they could run it for the benefit of the community.

Ideally, given the opportunity, the Menston Scouts/Guides would like to enhance its facilities and fund and build a new, larger and more suitable Headquarters as they have outgrown their current venue.

A joint collaboration would be considered with sports organisations.

Funding would be possible via a public appeal, Lottery funding,

Funding from Scout/Guide national funds.

Probably funding from Menston Parish Council.

Management and Governance could be by MPC, CIO or Scouts/Guides.

Section 6
Submitting your nomination

What to include

- Your organisation's constitution, Articles of Association or Trust Deed

Under national democratic legislation Menston Parish Council is a legally constituted body.

- Your location plan of the asset that you are nominating

See attached Google map.

Signature

By signing your name here (if submitting by post) or typing it (if submitting by email) you are confirming that the contents of this form are correct, to the best of your knowledge.

Signature

Date.....29 May 2019



Low Hall Garages, Low Hall Road, Menston LS29 6DW

Google

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